



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
MARCH 26, 2015  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Loweree  
Commissioner Brannon  
Commissioner Grambling  
Commissioner Erickson  
Commissioner Wright  
Commissioner Ardivino  
Commissioner Madrid

**COMMISSIONERS ABSENT:**

Commissioner Amoriello  
Commissioner Landeros

**AGENDA**

Commissioner Ardivino read the rules into the record. David Coronado, Planning & Inspections Program Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner Loweree, Brannon, Grambling, Erickson, Wright, Ardivino, and Madrid

**ABSENT:** Commissioner Amoriello, and Landeros

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**NO ACTION WAS TAKEN.**

## II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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## III. REGULAR AGENDA - DISCUSSION AND ACTION:

### Subdivision Applications:

#### **SUBDIVISION MAP APPROVAL:**

#### **NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

#### Major Combination:

1. **SUSU15-00014:** Bowen Industrial Subdivision- All of Tracts 43-A, and 4D-3, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: North of North Loop and East of Lomaland  
Property Owner: O.P.M. Capital Management, L.L.C.  
Representative: SLI Engineering, Inc.  
District: 7  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 4.700 acres of vacant land into one lot. Primary access to the subdivision is proposed from North Loop Drive. The applicant has submitted a request to waive ROW improvements on North Loop Drive, which is TXDOT right-of-way. The subdivision was reviewed under the current subdivision code. Staff recommends approval of Bowen Industrial Subdivision on a Major Combination basis and approval of the request to waive ROW requirements.

Georges Halloul with SLI Engineering concurred with staff's comments.

**ACTION:** Motion made by Commissioner Loweree, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU15-00014.**

Motion passed.

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#### PUBLIC HEARING Street Name Change:

2. **SUNC15-00001:** Yaqui Way to Southwest University Way  
Location: North of Montana and East of Geronimo  
Property Owner: Southwest University  
Representative: Salomon Chavira  
District: 2



**3<sup>RD</sup> MOTION:**

**ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and carried to **APPROVE SUNC15-00001.**

**AYES:** Commissioner Brannon, Grambling, Erickson, Wright, Ardovino, and Madrid

**ABSENT:** Commissioner Amoriello, and Landeros

**NOT PRESENT FOR VOTE:** Commissioner Lowerree

Motion passed.

Commissioner Lowerree returned to the meeting.

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**PUBLIC HEARING Resubdivision Final:**

3.     **SUSC15-00002:**       Montecillo Unit 8 - A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat B, City of El Paso, El Paso County, Texas  
          Location:           West of Mesa and South of Carousel  
          Property Owner:    EPT Mesa Development, L.P.  
          Representative:    Conde, Inc.  
          District:           8  
          Staff Contact:     Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
          **POSTPONED FROM 02/26/15 AND 03/12/15**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SUSC15-00002 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 23, 2015.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

4.     **SUSU14-00023:**       Kern View Estates Unit Two Replat A – All of Kern View Estates Unit Two, City of El Paso, El Paso County, Texas  
          Location:           East of Stanton and North of San Mateo  
          Property Owner:    Piedmont Group, LLC  
          Representative:    Brock & Bustillos, Inc.  
          District:           1  
          Staff Contact:     Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
          **POSTPONED FROM 02/12/15**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SUSU14-00023 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 23, 2015.**

Motion passed.

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5.     **SUSU15-00011:**       Miles Unit One Replat A – A replat of Lots 1, 2, and 4, Block 1, Miles Subdivision Unit One, City of El Paso, El Paso County, Texas  
          Location:           South of Americas and West of Socorro  
          Property Owner:    Southwest Convenience Store  
          Representative:    Conde, Inc.

District: 6  
Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**POSTPONED FROM 03/12/15**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUSU15-00011 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 9, 2015.**

Motion passed.  
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**PUBLIC HEARING Easement Vacation:**

6. **SUET15-00001:** 25 Apache Crest Easement Vacation - Lot 5, Block 1, Sierra Crest Replat "B", an addition to the City of El Paso, El Paso County, Texas  
Location: North of Robinson & East of Okeefe  
Property Owner: Douglas Chan  
Representative: Blanca Ramos  
District: 1  
Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**POSTPONED FROM 03/12/15**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUET15-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 9, 2015.**

Motion passed.  
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**PUBLIC HEARING Right-of-Way Vacation:**

7. **SURW15-00003:** Cebada Street Right-of-Way Vacation- A portion of Cebada St. out of Supplemental Map No.1 of East El Paso Addition, City of El Paso, El Paso County, Texas  
Location: South of Gateway East and West of Luna  
Property Owner: El Paso Water Utilities  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The area to be vacated is requested for the construction of a storm water pond within the abutting lots, which are all owned by the applicant. Staff did not receive any comments in support or against this request.

Yvonne Curry with Conde, Inc., concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SURW15-00003.**

Motion passed.  
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**PUBLIC HEARING Rezoning Applications:**

8. **PZRZ14-00051:** A portion of Lots 17 through 23, and all of Lots 90 and 91 and a portion of Lot 92 and a portion of a vacated alley, Block 8, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas
- Location: 406 W. Yandell Drive  
Zoning: A-4/sp (Apartment/special permit)  
Request: From A-4/sp (Apartment/special permit) to S-D (Special-Development)  
Existing Use: Vacant  
Proposed Use: Office/Retail  
Property Owners: Yandell Tower & Horizon Properties, LLC  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)  
**POSTPONED FROM 02/26/15 AND 03/12/15**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ14-00051 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 9, 2015.**

Motion passed.  
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**PUBLIC HEARING Zoning Condition Release Applications:**

9. **PZCR15-00001:** Lot 1, Block 1, Medano Heights Replat A, City of El Paso, El Paso County, Texas
- Location: 5720 Desert North Boulevard  
Zoning: C-3/c (Commercial/conditions)  
Request: To release all conditions  
Existing Use: Vacant  
Proposed Use: Commercial Development  
Property Owner: E.P. Summit Investments, L.P.  
Representative: SLI Engineering, Inc.  
District: 1  
Staff Contact: Andrew Salloum, (915) 212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to release all conditions imposed on the property by Ordinance No. 014596, dated August 22, 2000, and Ordinance No. 16499, dated November 14, 2006. The conditions imposed are either current code requirements, are no longer applicable, or have been satisfied. The proposed use shall comply with the all El Paso City Code requirement to include screening, landscape, setbacks, and construction prior to the issuance of a certificate of occupancy. Staff did not receive any adverse comments from the reviewing departments or communication in support or opposition from the public. Staff recommends approval of the condition release request, as the conditions are either current code requirements, are no longer necessary, or have been satisfied.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Grambling, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZCR15-00001.**

Motion passed.

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**Other Business:**

10. Discussion and action on the City Plan Commission minutes for:  
March 12, 2015

**ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 12, 2015.**

Motion passed.

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11. Discussion and action of an ordinance amending the future land use map contained in "Plan El Paso" for the property legally described as Portions of Tracts 7A, 8C, 9, 10, 11, 12, 13, 14B, 15B, and 16, Lot 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas.  
Staff Contact: Alex Hoffman, (915) 212-1566, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

Alex Hoffman, Lead Planner, gave a presentation and noted that this is an ordinance amendment to the Future Land Use Map for "Plan El Paso." At the last City Plan Commission meeting the commission had a rezoning request for two PSB properties that were being rezoned to commercial. The Future Land Use Map designated them as O-1 Preserve. After internal consultation, staff decided that it would be appropriate for the Future Land Use Map to be amended to show G-3 Post War. This will not only be consistent with what is existing to the south but would also be consistent with the rezoning request which was requesting the commercial zoning. Since this was previously owned by PSB, it was designated as O-1 and we will be changing it to G-3 Post War which would apply to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic commercial uses. This would be in support of what that zoning request would reflect.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **APPROVE AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN "PLAN EL PASO" FOR PROPERTY LEGALLY DESCRIBED AS PORTIONS OF TRACTS 7A, 8C, 9, 10, 11, 12, 13, 14B, 15B, AND 16, LOT 55, YSLETA GRANT SURVEYS, CITY OF ELPASO, EL PASO COUNTY, TEXAS.**

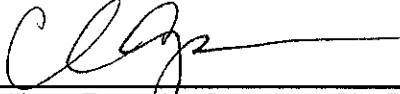
Motion passed.

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**ADJOURNMENT:**

Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to adjourn this meeting at 1:55 p.m.

Approved as to form:

A handwritten signature in black ink, appearing to read 'C. Gallinar', written over a horizontal line.

Carlos Gallinar, Executive Secretary, City Plan Commission